

TO LET - UNIT 6

Industrial / Warehouse Unit
12,388 sq ft (1,151 sq m)

MARSH BARTON TRADING ESTATE

KENNFORD ROAD
EXETER, EX2 8LY



- / 2 miles from Exeter City Centre
- / 10 minutes from Junction 31, M5
- / Roller shutter access (5m wide x 5m high)

- / Eaves height 6m
- / Mains electricity (including 3 phase), gas, water and drainage

Hansteen

stratton
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commercial

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LOCATION

Unit 6, Kennford Road is located on the popular Marsh Barton Trading Estate approximately 2 miles south west of Exeter City Centre.

The estate has good road links to the A30, A38 and M5 motorway and is Exeter's largest employment estate. The property is located on the northern perimeter of Marsh Barton at Kennford Road approached from Marsh Barton Road via Exton Road.

There are easy bus and cycling/walking links to the city centre, via the Quayside. Other occupiers on the estate include Unit 7 Gym & Safety Kleen.



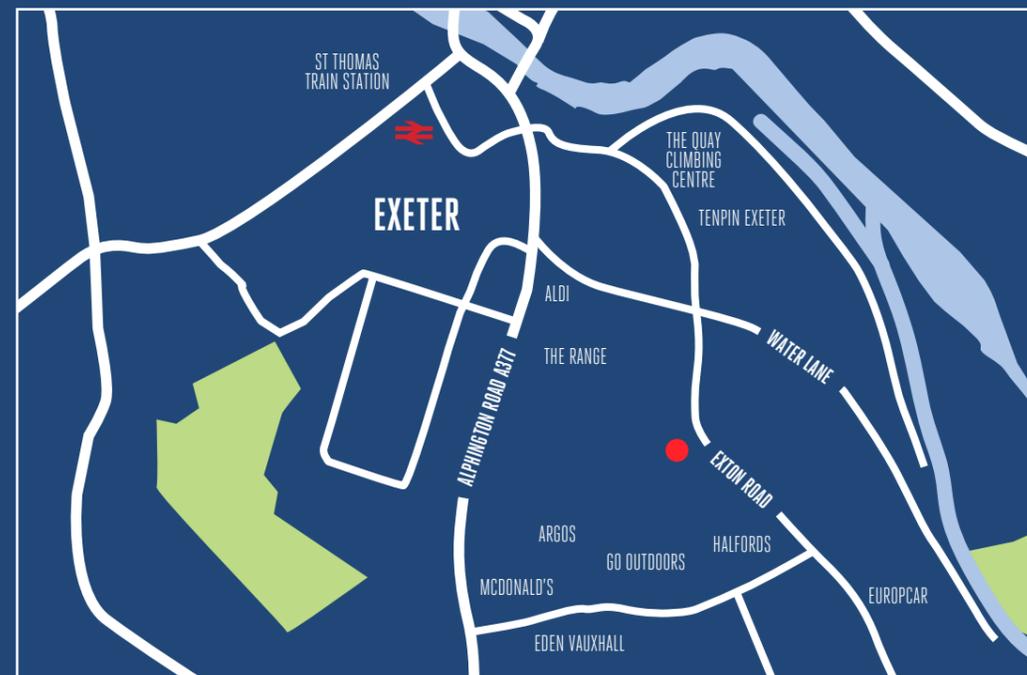
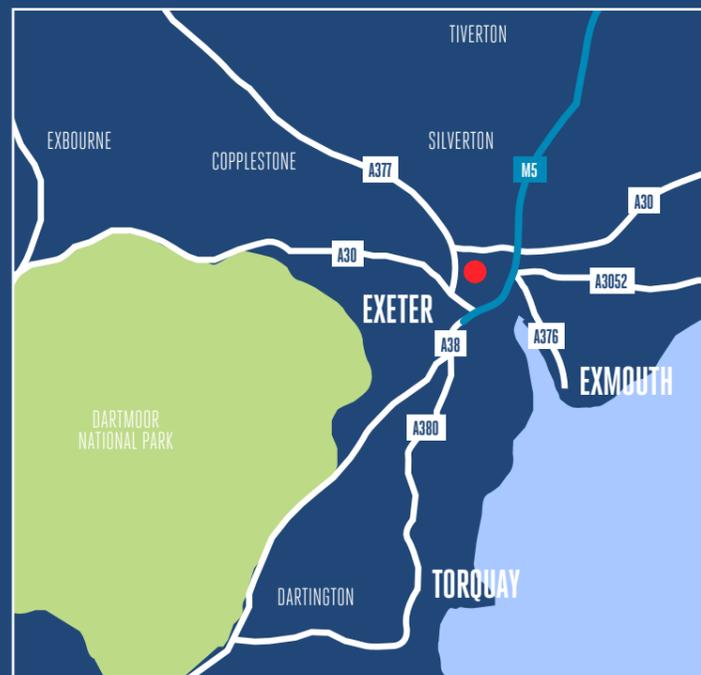
DESCRIPTION

The property is of 8 bay, 2 span steel portal frame construction with part brick and block walls with insulated steel sheet cladding. The unit has a level skin lined pitched roof with translucent panels with a front roller shutter door (5m wide x 5m high / 16'5" x 16'5"). The eaves height is 6m (19'8").

The unit also benefits from ample parking to the front and a small front palisade fenced and gated compound area.

EPC

An EPC has been produced and the rating is C (72). Further details upon request.



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RENT

The unit is available on a flexible fully repairing and insuring lease. Rental upon application.

RATEABLE VALUE

We are informed by the Valuation Office Agency web site of the following assessment.

Rateable value: £52,000

Rates payable 2019/20: £26,208

SERVICE CHARGE

The occupier will also be responsible for a proportional service charge for the common areas of the estate. Further information upon request.

LEGAL COSTS

The parties are to be responsible for their own legal costs.

VAT

VAT is applicable to the rentals and service charge.

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FURTHER INFORMATION

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October 2020

